

TECHNICAL COMMITTEE REPORT

To: Planning Commission

From: Technical Committee

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Date: June 22, 2005

DGA Number: L040139: Amend RCDG Section 20D.180.10-060, Exceptions to Lot Standards; and 20C.40.40-030 Administrative Design Flexibility (ADF)

Recommended Action: Amend the Redmond Community Development Guide to:

- Add a new provision to the Exceptions to Lot Standards that could facilitate the development of more townhouse subdivisions Downtown and in other areas of the City. The proposed amendment is shown as the addition of subparagraph (6) to RCDG 20D.180.10-060 in Exhibit A, page 1 of 3.
- With the addition of the new subparagraph (6) mentioned above, add new definitions for Parent Lot and Unit Lot as shown in Exhibit A, page 2 of 3.
- Eliminate the minimum site area requirement to qualify for the Administrative Design Flexibility provision, as shown in the revisions of paragraph (1) of RCDG 20C.40.40-030, Exhibit A, page 2 of 3. The proposed amendment will make it possible for more developments to use this provision, which allows for deviations to design standards when the design of the development is determined to better meet the goals of the neighborhood with the design deviations requested.
- Add ‘street standards for townhouse subdivision development’ as a standard that can be modified with the Administrative Design Flexibility Provision, as shown in the revisions of paragraph (2)(c) of RCDG 20C.40.40-030, Exhibit A, page 3 of 3. With the proposed amendment, driveways serving townhouse lots will not be required to meet “street” standards in the subdivision process. Requiring such driveways to meet “street” standards would preclude the approval of concepts shown in Exhibit E.
- Eliminate ‘parking’ as a standard that cannot be modified with the Administrative Design Flexibility Provision, as shown in the revision of

paragraph (2)(d) of RCDG 20C.40.40-030, Exhibit A, page 3 of 3. With the proposed amendment, deviations from parking standards could be allowed that might facilitate the development of desirable projects that could not otherwise be approved.

**Reasons the
Proposal should be
Adopted:**

The proposed amendment should be adopted because:

- Adding a new provision to the Exceptions to Lot Standards regulations may help facilitate the development of desirable townhouse projects in the Downtown neighborhood and other areas of the City. This provision may facilitate the creation of fee-simple lots for zero-lot-line townhouses, as opposed to “condominiums” which have been plagued by liability insurance issues. Townhouses apartments and condominiums are currently allowed and highly encouraged in the Downtown neighborhood and are allowed in the “R-8” through “R-30” residential zones. However, because of the current liability insurance crises associated with “condominiums,” developers have not been able to obtain, or are unwilling to pay the high price of liability insurance for condominium development. Thus, these desirable products are not being readily produced. The proposed provision for Unit Lot Subdivisions would establish a vehicle whereby the developer can build and sell a townhouse unit on a fee-simple lot and possibly avoid the current controversy surrounding “condominium” liability.
- Adding a new provision for Unit Lot Subdivisions necessitates the addition of definitions to define aspects of this new provision.
- Eliminating the minimum site area to qualify for the Downtown Administrative Flexibility provision would allow it to be used by developers of smaller parcels, possibly enabling the development of smaller scaled townhouse units in the Downtown neighborhood. Currently the minimum site area that is required to qualify for this provision is 40,000 square feet. Generally speaking, that is the size of 5 or 6 average size Downtown lots, combined. This threshold was included in order to be conservative in applying this provision (when it was first established) and in order to incent the aggregation of individual lots into larger parcels. Since that time, this provision has been used on some Downtown developments, including Lionsgate, Frazier Court, and Parq Square, which are developed on parcels that met the 40,000 square foot test.

After recently reviewing Pre-Application materials shown in Exhibit E, pages 1 and 2, it was concluded that although the conceptual developments shown would be desirable townhouses in the proposed location (Perrigo’s Plat subarea of Downtown), the City cannot approve them because the conceptual designs do not meet common open space and guest parking

requirements. Additionally, the City cannot let the prospective developments use the Administrative Design Flexibility provision because the sites are less than 40,000 square feet in area. Therefore, the City has no way to permit the conceptual designs. However, Planning staff believes that the Technical Committee and the Design Review Board (who are part of the decision making body for the subject type of applications) would be inclined to grant deviations in the design standards to allow these types of developments, if the ADF provisions allowed for it. Thus, the proposed amendment to eliminate the minimum site area to qualify for the ADF provision will make it possible for smaller developments to use the same tool.

- Adding ‘street standards for townhouse subdivision development’ as a standard that can be modified with the Administrative Design Flexibility provision will make it possible to approve subdivision concepts as shown in Exhibit E, whereby the driveways would not be required to meet “street” standards. Without the proposed amendment, each of the examples in Exhibit E cannot be approved, as the driveway widths are nowhere near the requirement for streets. Without the proposed amendment, a driveway serving more than 5 lots must to be widened to “street” standards. A driveway serving 5 to 9 lots must become a 33-foot-wide private street, with a 28-foot street and a 5-foot wide sidewalk on one side of the street. A driveway serving 10 or more lots must become a 50-foot-wide public street, including a 28-foot roadway and sidewalks on both sides of the street. See Exhibit H, Street Standards.
- Eliminating ‘parking’ as a standard that cannot be given Administrative Design Flexibility may help facilitate the development of desirable Downtown projects that might not be approvable without the flexibility. As an example, Exhibit E, page 1 of 4, shows 4 buildings with 2 townhouses in each building. With a total of 8 units, 2 guest parking stalls are required on-site. There is no good place on-site, as currently designed, for guest parking spaces. With the use of the ADF provision allowing flexibility in the parking standard, the parking spaces along the curb could be counted toward the guest parking requirement, making it possible for the City to approve such a design. The same issue and solution could apply to the example shown in page 3 of Exhibit E.

I. APPLICANT PROPOSAL

A. Applicant

The City of Redmond\Ameritech Investments Inc.

On May 4, 2004,

B. Reason for Proposal

This proposal is a privately initiated Development Guide Amendment submitted by Ameritech Investment Inc. See Exhibit B-Application for Development Guide Amendment. The application seeks to establish a process to allow the subdivision of Downtown properties, but apply development standards, such as height and setbacks, to the original property boundary as if it were not subdivided, instead of applying the development standards to the new lots, as in regular subdivisions. See paragraph 2 of Exhibit B for applicant's description of the request. Specifically, this application seeks to allow the subdivision of land for a townhouse project shown in pages 4 and 5 of Exhibit E (as well as allow for future subdivisions of this type). This project is known as Redmond Court, which has an approved Site Plan Entitlement application to develop the site as shown in the exhibit. The concept of Redmond Court is that it could be townhouses on fee-simple lots. There is a current Subdivision application for this project, submitted in anticipation of this request being approved and adopted.

The concept of the Development Guide Amendment request before you is that a subdivision can be established on a "master parcel," with new individual lots being created under zero-lot-line units. However, the development standards, such as height and setbacks, will then be applied only to the "master parcel" on which the original master development applied to, before the subdivision. It is important to note that the development standards that would apply to the "master parcel." The Subdivision code did not anticipate attached dwellings being individually owned, but this is a desirable pattern in many cities, especially the older ones. Under current regulations, a subdivision to create individual lots under the units shown in page 4 of Exhibit E cannot be approved, as most, if not all, of the townhouse units would violate front and rear setbacks for the newly created lots. Units 10 through 19 do not have "public street" frontage, and the interior driveway serving 20 units does not meet current standards for a public street.

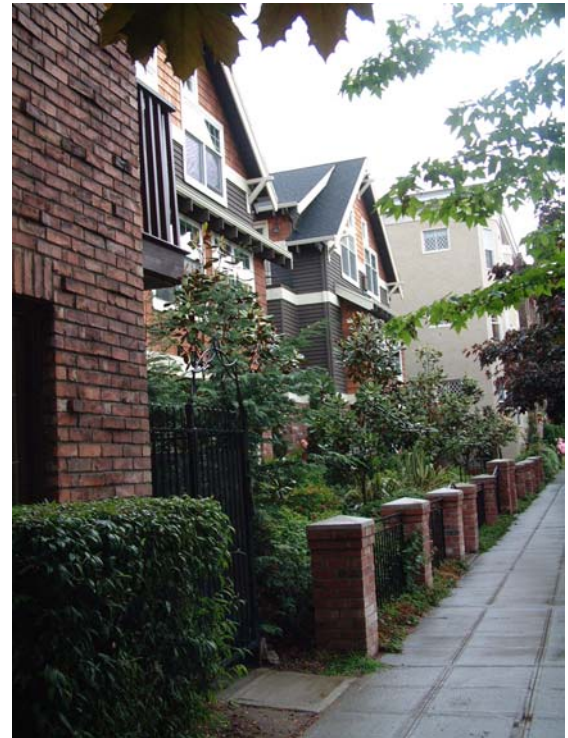
In essence, the request is to create a process whereby a multi-building development that is allowed to be built by the zoning code can be subdivided for the purposes of creating fee-simple lots under the attached dwellings, as opposed to creating a condominium. This application was originally going to be batched with the Downtown Development Guide Update, which will soon follow. However, because of the complexity of the Downtown Development Guide Update itself, it was determined that this subject should be processed separately in order to facilitate a faster adoption of these subject amendments, if the Planning Commission and City Council agree with the concept and staff's recommendations.

Other methods of flexibility, including Planned Residential Development applications and Planned Commercial Development applications, are not listed as being available to be used in the Downtown neighborhood to create subdivisions that vary from general standards. This is because the development standards for Downtown are among the least restrictive in the City, with virtually no minimum requirements for subdivisions, and setback standards that allow zero property line development. More over, as multi-family development is one of the primary land uses allowed Downtown, townhouses in the form of condominiums and apartments are allowed and encouraged, but not on separate lots.

With current condominium liability issues, whereby numerous insurance companies have gone out of business or have stopped issuing condominium liability insurance, and whereby the availability of condominium liability insurance has decreased, and the cost of such insurance has increased dramatically, real estate developers have generally stopped building condominium projects. We have noticed a decline in inquiries about developing condominium type townhouse projects over the past few years. However, it has recently been brought to our attention that the City of Seattle allows such subdivisions for townhouse type developments, that most of these new townhouse developments are attractive, and that there is a huge sales demand for these types of units. (See pictures below.)

A developer who is interested in building townhouses in Downtown Redmond urged Planning staff to look at these products in Seattle, to see if we would allow this type of development Downtown. After seeing these properties in Seattle, and after looking at the site plan shown on page 3 of Exhibit E, we had to inform the developer that we would like to be able to approve such development, but our regulations currently do not allow it, especially with regard to the subdivision. We informed the developer that if the Administrative Design Flexibility provision were amended to allow parking to be a design standard that can be modified, these types of products could be approved as condominiums and apartments, and would not need a subdivision. Thus, being that Planning staff finds these types of townhouses (shown in the pictures above) desirable for the East Hill district of Downtown, Planning staff and the Technical Committee recommend the adoption of the proposed amendments as shown in Exhibit A.

As townhouses are also allowed outside of the Downtown neighborhood, in the Urban Single-Family and Urban Multi-Family areas of the City, the Technical Committee is recommending that the amendment pertaining to subdivisions be applied city-wide.





II. RECOMMENDATION

The Technical Committee recommends adoption of amendments to Redmond Community Development Guide Sections 20D.180.10-060 – Exceptions to Lot Standards, 20A.20.120 – Definitions, and 20C.40.40-030 - Administrative Design Flexibility, as shown in Exhibit A. Major changes resulting from the recommendation, compared to the existing standards, include the following:

- The proposed Unit Lot Subdivision provision would allow the subdivision of land for townhouses that are currently allowed and encouraged by existing regulations. Currently, there is no provision for subdivision design flexibility, such as the Planned Residential Development provisions in Residential zones, in the Downtown neighborhood. Therefore, subdivisions not meeting exact standards cannot be considered. The proposed Unit Lot Subdivision provision would provide the City a method to allow subdivisions for townhouse developments, city-wide.
- In the Downtown neighborhood, the Administrative Design Flexibility provision could be used by more properties, as the minimum site area criteria to qualify for the provision

would be eliminated. This could facilitate the development of more desirable developments that could not otherwise be considered by the City.

- In the Downtown neighborhood, the Administrative Design Flexibility provision could be used to deviate from street standards for subdivisions for townhouse developments. This would allow subdivisions to be created for developments that are currently allowed to be constructed as condominiums and apartments.
- In the Downtown neighborhood, the Administrative Design Flexibility provision could be used to deviate from parking standards when the overall design of the project is found to better meet the goals of the neighborhood with the deviation. This may facilitate the development of projects that could not otherwise be considered because of minor issues regarding parking requirements.

III. ALTERNATIVES

A. ISSUES CONSIDERED AND ALTERNATIVES

1. Amend the regulations:

- **Amend Administrative Design Flexibility provisions as proposed by Applicant in Exhibit B.** In contemplating the preparation of the application request, the applicant asked staff what code sections we thought should be amended to achieve his goals. Not knowing about the Unit Lot Subdivision provision in Seattle, staff suggested that the applicant look through our Development Guide to see where it might make sense to make changes. Knowing that the Downtown Administrative Design Flexibility provision included almost everything needed, except for: 1) the site area qualifications that precluded use of the provision by sites smaller than 40,000 square feet; 2) measuring development standards such as setbacks based upon the master, pre-platted parcel; and 3) allowing deviations from Street Standards for subdivisions, the Applicant proposed to amend the existing Downtown Administrative Design Flexibility provision, RCDG 20C.40.40-030.

In analyzing the Applicant's proposed amendment, and by performing research to see how other jurisdictions process such subdivision requests, staff found that the City of Seattle currently has the Unit Lot Subdivision provision included in its Subdivision Regulations (Exhibit F). With that information, Planning staff, with the confirmation of the City Attorney, determined that it would be more appropriate to review and process subdivision design exceptions through the Subdivision Section, RCDG 20D.180, as opposed to the Downtown Administrative Design Flexibility Standards. Therefore, the Technical Committee recommends amending the City's Subdivision Regulations instead of the Downtown Administrative Design Flexibility provisions (for townhouse subdivision deviations). Doing this

also makes the proposed Unit Lot Subdivision provision applicable city-wide, as opposed to only downtown-wide.

- **Potential Impact of Unit Lot Subdivision provision in the Downtown Neighborhood.** An unintended consequence of adopting this provision could be that overall Downtown housing production is inadvertently reduced from its potential, because developers choose to develop low scale townhouse projects similar to Redmond Court, shown on pages 4 and 5 of Exhibit E and shown in the pictures above, instead of developing multi-story condominium and apartment buildings in zones that allow up to 5 stories (and more with bonuses and Transfer Development Rights). The types of townhouse developments shown in the photographs above, and in pages 1 through 3 of Exhibit E (approximately 28 dwelling units per acre) are completely compatible and desirable for the East Hill district, including the Perrigo's Plat subarea. However, a proliferation of developments, similar in scale to the Redmond Court development, in the mixed-use areas outside the East Hill districts might reduce the overall housing produced, as the density of the Redmond Court type development is 33 dwelling units per acre, as opposed to target densities of 60+ units per acre allowed in Downtown. The reason this might be probable is that the Unit Lot Subdivision concept currently allows developers to buy, build, and SELL their project faster than any other type of residential products, other than single-family homes. The City of Seattle staff members are currently in the process of evaluating Seattle's policies to see if they want to remove this option from zones they are targeting for higher density development, as the Unit Lot Subdivision concept currently does provide great opportunities for developers of such products, and there is currently a strong market for such products, especially for those shown in the pictures above.

Additionally, Planning staff will soon be presenting its recommendation for the Downtown Development Regulations Update as a follow-up to the recently adopted Downtown Comprehensive Plan Element. In that packet, it will be recommending that some Downtown streets that currently do not allow ground floor residential uses (freestanding residential buildings, as opposed to mixed-use buildings) be revised to allow free-standing residential buildings, in order to encourage the development of more Downtown housing. These streets include 158th, 160th and 161st Avenues, between NE 80th and NE 85th Street, for example. With the adoption of the Unit Lot Subdivision provision, as shown in Exhibit A, and with the adoption of further amendments to allow free-standing residential buildings on streets that encourage multi-story mixed-use buildings, it is highly possible that the streets (158th, 160th and 161st Avenues, between NE 80th and NE 85th Street, for example) could have new townhouse buildings built on them as shown in the photographs above, which does not entail the density, or mass, originally envisioned by the Comprehensive Plan. If the Planning Commission and City Council are concerned about opening this opportunity and potential to inadvertently reduce housing production in the mixed-use areas of Downtown too wide, the Unit Lot Subdivision provision could only be applied to East Hill in

Downtown, and Residential-only zones outside of Downtown. That action would preclude the approval of the subdivision request for the Redmond Court project on the southeast corner of NE 83rd Street and 160th Avenue NE.

- The Applicant's proposal to reduce the minimum site area needed (from 40,000 square feet to 16,000 – 24,000 square feet, as shown in page 5 of Exhibit B) to qualify for the Administrative Design Flexibility Provision was originally discussed by staff, with the applicant. Planning staff informed the Applicant that it was planning to present that recommendation as part of the Downtown Development Guide Update. However, after further consideration, and after having Pre-Application meetings with prospective developers that expressed interest in developing townhouse products similar to that shown in pages 1 and 2 of Exhibit E, Planning staff has determined that eliminating the site size threshold altogether would make the most sense, as nicer and more desirable developments, on smaller parcels, might be achieved with this provision as well.
- An item that may be an issue to the developers of townhouse subdivisions, like those in Seattle, is that the City of Seattle has its very own building code, and the City of Redmond must go by a very different, and newly adopted, International Building Code (IBC) and International Residential Code (IRC). In Seattle, the townhouse building designs do not meet the IBC requirements, for zero-lot-line building construction. Because of this difference, developers must design their townhouse buildings in Redmond differently than in Seattle. Specifically, in Seattle, buildings are allowed to be subdivided, along the “party wall” (designs similar to condominiums and apartments). That is not allowed in Redmond. In Seattle, it is not required that each townhouse be permitted as its own building, with its own walls, and separate roof and floor plates, as now required by the IBC and IRC, and thus by the City of Redmond. Therefore, if the Unit Lot Subdivision provision is adopted, similar to Seattle, building designs and permitting will be processed much differently than in Seattle. This difference may offset the concerns mentioned above regarding reducing the potential for housing development, as the cost of designing and constructing townhouses (for subdivisions, as opposed to condominiums) in Redmond may be more expensive than in Seattle, because of the different Building Codes.
- Another alternative for the Unit Lot Subdivision issue is to amend the Planned Commercial Development (RCDG 20C.50.30-07 and Planned Residential Development (RCDG 20C.30.105) sections. This alternative was considered, but it was determined that volumes of duplicative pages would need to be added to the Development Guide to affect the intended result. Additionally, the recommended method of adding a new type of exception, the Lot Standards, as opposed to amending the Planned Residential Development and/or Planned Residential Development regulations, affords a more streamlined application process, as small subdivisions (Short Plats) of nine lots or less are a Type I Administrative Review procedure, and Preliminary Plat (10 lots and more) is a Type III Hearing Examiner

Review procedure. PRDs and PCDs, on the other hand, entail Type IV City Council Approval, with a Hearing Examiner Recommendation. Because townhouse products are already allowed by right as condominiums and apartments, it is recommended that the additional process to subdivide the land underneath the units be made as least cumbersome as legally possible. Thus the recommendation before you in Exhibit A.

2. Don't amend the regulations:

- Not amending the Subdivision Regulations or Administrative Design Flexibility provision to allow “unit lot” subdivisions would preclude the City the ability to approve desirable townhouse subdivisions that do not meet the general subdivision standards. These types of products can be constructed as apartments and condominiums, but could not have the land subdivided underneath them for fee-simple ownership.
- Not amending the Downtown Administrative Design Flexibility provisions to reduce or eliminate the minimum site size to qualify for the provision will preclude the City from approving desirable Downtown development proposals on smaller properties (less than 40,000 square feet) that do not meet the exact design standards of the City, even if the proposals are attractive, desirable, and better meet the intent of the neighborhood.
- Not amending the Downtown Administrative Design Flexibility provisions to add ‘street standards for townhouse subdivisions’ as a standard that can be deviated from will preclude the City from approving desirable Downtown townhouse subdivisions that do meet the exact street standards of the City, even if the proposals are attractive, desirable, and better meet the intent of the neighborhood.
- Not amending the Downtown Administrative Design Flexibility provisions to eliminate “parking” as a standard that cannot be deviated will preclude the City from approving desirable Downtown development proposals that do meet the exact parking standards of the City, even if the proposal are attractive, desirable, and better meet the intent of the neighborhood.

B. COMPARISON WITH OTHER COMMUNITIES, APPROACHES

With regard to allowing small lot, zero-lot-line, subdivisions for townhouses, the Cities of Bellevue and Kirkland use the Planned Residential Development (PRD) process, similar to our PRD provisions. However, there are no new developments in those cities that are similar to those shown in the photographs above. The City of Issaquah, in the Issaquah Highlands area, allows similar subdivisions by a Development Agreement, not by established, uniform regulations. The City of Seattle, on the other hand, uses the specific Unit Lot Subdivision provision we are modeling our recommendation after. See Exhibit F.

In the text above, it has been mentioned that Seattle allows the land under existing townhouse type buildings to be subdivided with this provision. This has been applied to older buildings, as well as new developments that were designed as townhouse subdivision, as shown in the pictures above.

With regard to the concept of Administrative Design Flexibility, the City of Seattle and the City of Kirkland have similar zoning provisions (called Design Departures), whereby building and site designs may deviate from prescribed standards like setbacks, height, and open space, with Staff and Design Review Board approval, when the overall design of the building is found to be superior with all things considered. The City of Seattle's Development Standards Departure regulations is included as Exhibit G.

IV. SUPPORTING ANALYSIS: FACTS AND CONCLUSIONS

A. EXISTING CONDITIONS

Exhibit A - Proposed Amendment, includes the addition of a new subparagraph to Section 20D.180.10-060, and the addition of two new definitions to the Definitions section. It also includes proposed amendments to Section 20C.40.40-030, shown in strike-out/underline format. Exhibits C and D are excerpts of the existing Redmond Community Development Guide Sections that are recommended to be amended.

Currently, townhouse condominium products can be built in Downtown Redmond and in Residential zones allowing attached dwelling units. However, there are no existing provisions that allow new Downtown subdivisions to deviate from existing street standards or setback standards, similar to what is allowed for residential development by Planned Residential Development provisions and commercial developments by Planned Commercial Development provisions. Thus, a privately initiated Development Guide Amendment has been applied for as provided in Exhibit B.

B. COMPLIANCE WITH CRITERIA FOR COMPREHENSIVE PLAN AND DEVELOPMENT REGULATIONS AMENDMENTS:

The following is an analysis of how this proposal complies with the Comprehensive Plan and requirements for amendments.

Redmond Comprehensive Plan Policy PI-16 sets out the following Comprehensive Plan amendment criteria:

- 1. Consistency with the Growth Management Act (GMA), State of Washington Department of Community Trade and Economic Development Procedural Criteria, and the King County Countywide Planning Policies;**

The proposed amendment is consistent with the Growth Management Act, Procedural Criteria, and Countywide Planning Policies. It is consistent with the planning goals under the Act, including encouraging development in urban areas and promoting a variety of housing types to meet the needs of all economic segments of the population.

2. Consistency with the Comprehensive Plan Policies and the designation criteria;

The proposed amendment is consistent with the Comprehensive Plan, including the designation criteria. The proposed amendments to the regulations are intended to help achieve goals and policies relating to providing choices in housing types, city-wide, and encouraging vibrant concentrations of residences in the Downtown neighborhood.

3. The capability of the land including prevalence of sensitive areas;

The proposed amendments to the development regulations will not have any negative effect to sensitive areas, policies, or regulations regarding sensitive areas. The proposed amendments will not change any land use designations, but may facilitate the achievement of goals for housing production at a faster pace than without the amendments.

4. Consistency with the preferred growth and development pattern in Section B of the Land Use Chapter of the Comprehensive Plan;

The proposed amendments are designed to support, and to better implement, the City's preferred growth and development pattern, by:

- Providing an additional option for housing developers in subdividing land for townhouse developments in order to further encourage and facilitate the development of this type of housing, and
- Providing additional administrative design flexibility possibilities to more Downtown properties in order to increase the ability of the City to consider and approve development proposals that are desirable and may better meet the goals of the City, which the City might not otherwise be allowed to consider or approve.

5. The capacity of the public facilities and whether public facilities and services can be provided cost-effectively at the intensity allowed by the designation;

The proposed amendments will not have any negative impact on this criterion. The amendments do not propose any changes to land use designations.

6. Whether the allowed uses are compatible with the nearby uses;

The proposed amendment does not seek to change any designations of land use categories or boundaries, and therefore will not have a negative affect on compatibility of land uses. However, as mentioned above in Issues Considered and Alternatives, these amendments may result in the creation of fewer housing units Downtown, over all, but the production of the housing units may be at a faster rate than without the amendments. Specifically, because this amendment packet may make the development of Downtown townhouses (as shown in the pictures above and in Exhibit E) more attractive to developers in the short term, the limited supply of land, which includes land designated for residential densities above 45 units per acre, may be occupied by more lower-density developments (that average at 30 units per acre).

7. If the purpose of the amendment is to change the allowed use in an area, the need for the land uses that would be allowed by the Comprehensive Plan amendment and whether the amendment would result in the loss of the capacity to meet other needed land uses, especially whether the proposed amendment complies with the policy on a no-net loss of housing capacity; and

The proposed amendment does not seek to make any changes in the allowed uses in any areas. The proposed changes will not decrease the potential housing capacity. However, as mentioned above in Issues Considered and Alternatives, these amendments may result in the creation of fewer housing units Downtown, over all, but the production of the housing units may be at a faster rate than without the amendments. Specifically, because this amendment packet may make the development of Downtown townhouses (as shown in the pictures above and in Exhibit E) more attractive to developers in the short term, and because there seems to be a strong market for such products, the limited supply of land which includes land designated for residential densities above 45 units per acre may be occupied by more lower-density developments (that average 30 units per acre). In areas like the East Hill district of Downtown, this is not an issue as the housing types envisioned, as shown in the pictures above, are completely compatible with the vision and scale of this district. However, in other parts of Downtown neighborhood where building heights are allowed to be 5 stories or more, some may consider housing constructed at densities less than 55 units per acre less than desirable, while others would find it acceptable.

8. For issues that have been considered within the last four annual updates or comprehensive land use plan amendments, whether there has been a change in circumstances that makes the proposed plan designation or policy change appropriate or whether the amendment is needed to remedy a mistake.

This question is not applicable. This proposal has not been considered within the last four annual updates.

V. AUTHORITY AND ENVIRONMENTAL, PUBLIC AND AGENCY REVIEW

A. Subject matter jurisdiction:

The Redmond Planning Commission and the Redmond City Council have subject matter jurisdiction to hear and decide whether to adopt the proposed Development Guide Amendment.

B. Washington State Environmental Policy Act (SEPA):

A Determination of Non-Significance and SEPA Checklist was issued for this non-project action (File # L050203), and a public notice was published in *The Seattle Times* June 14, 2005.

C. 60-Day State Agency Review:

State agencies were sent an initial 60-day notice of Redmond's proposed amendments June 1, 2005, and will be sent the specific adopted updates shortly after publishing of adopting ordinances.

D. Public Involvement:

The City will hold a public meeting on July 13, 2005 and a hearing on July 20, 2005 to enable citizens to learn about the proposed regulatory updates, provide comments, and find out about next steps.

E. Appeals:

RCDG 20F.30.55 identifies Development Guide Amendments as a Type VI permit. Final action is held by the City Council. The action of the City Council on a Type VI proposal may be appealed by filing a petition with the Growth Management Hearing Board pursuant to the requirements.

VI. LIST OF EXHIBITS

- Exhibit A: Proposed Amendments to Development Guide**
- Exhibit B: Request for Amendment by Ameritech Inc.**
- Exhibit C: Excerpt of Existing RCDG Section 20D.180-060, Exception to Lot Standards**
- Exhibit D: Excerpt of Existing RCDG Section 20C.40.40=030, Administrative Design Flexibility**
- Exhibit E: Examples of Proposed Townhouse Developments**
- Exhibit F: City of Seattle Unit Lot Subdivision Regulations**
- Exhibit G: City of Seattle Development Standard Departures Regulations**
- Exhibit H: City of Redmond Local Street Standards**

Roberta Lewandowski, Planning Director

Date

Dave Rhodes, Public Works Director

Date

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